



Ox Park, Llawhaden, SA67 8DG

Offers In The Region Of £285,000

A spacious detached 4 bedroom house, standing in a large garden plot (measuring approximately 0.75 acres), situated in semi-rural location, on the southern side of Llawhaden village, mid-Pembrokeshire. The property, which is offered for sale chain free, would make an excellent family home due to its overall size and large outside space. Modernisation and improvements are required, but the potential to turn this into a fabulous family home is enormous. There is ample off road car parking and an excellent workshop/outbuilding, large front and rear gardens, country views and overall is a great opportunity not to be missed!

Situation

The property is situated just outside the popular village of Llawhaden, which is well known for its historical Castle and quiet easy going village life. Approximately 4.5 miles away is the town of Narberth which has a traditional high street and range of independent shops and cafes etc. The spectacular Pembrokeshire coast and national park are within comfortable driving distance.

Accommodation

Frosted double glazed front door with matching side screens opens into:

Entrance Hall



Stairs rise to the first floor, radiator, doors open to:

Living Room



Double glazed window to front, gas fireplace with attractive surround, radiator.

Dining Room



Double glazed window to front, radiator, brick fireplace, fitted display cupboard, door to Study, door to:

Kitchen



Range of fitted wall and base storage units, worktops over, sink unit, electric hob, canopy extractor hood, double glazed window to rear, plumbing for dishwasher, part tiled walls, radiator, door to:

Utility



Double glazed window to rear, sink unit, fitted cupboards, worktops, part tiled walls, radiator, door to rear hallway and door to:

Study



Double glazed window to side, radiator, door back to dining room, fitted cupboard housing the oil fired central heating boiler.

Rear Hallway

Frosted double glazed external door to rear, door to:

Cloak Room / Shower Room



Comprising a W.C, shower cubical, wash hand basin, frosted double glazed window to side, radiator.

First Floor Landing

Double glazed windows to front, radiator, doors to:

Bedroom 1



Dual double glazed windows to front and side with lovely country views, radiators, built in wardrobes.

Bedroom 2



Double glazed window to rear, radiator, built in wardrobes.

Bedroom 4



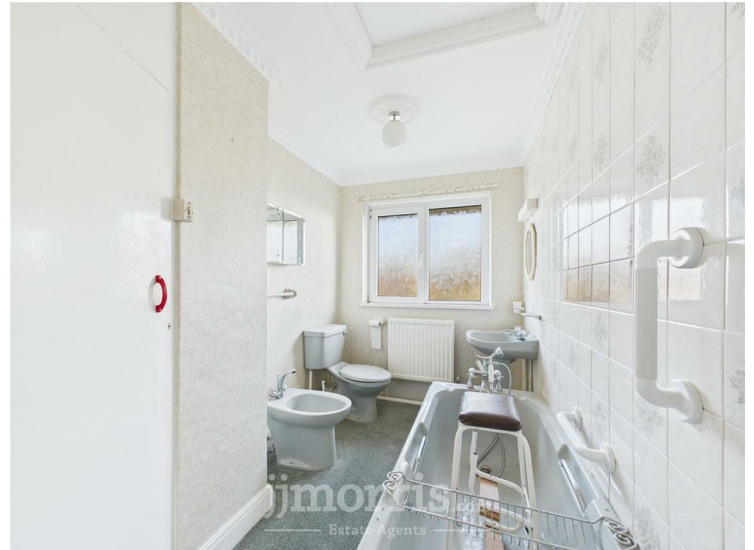
Double glazed window to front, radiator, built in wardrobes.

Bedroom 3



Double glazed window to rear, radiator, built in wardrobes.

Family Bathroom



Comprising a bath, pedestal wash hand basin, W.C, bidet, tiled walls, frosted double glazed window to rear, built in airing cupboard.

Externally



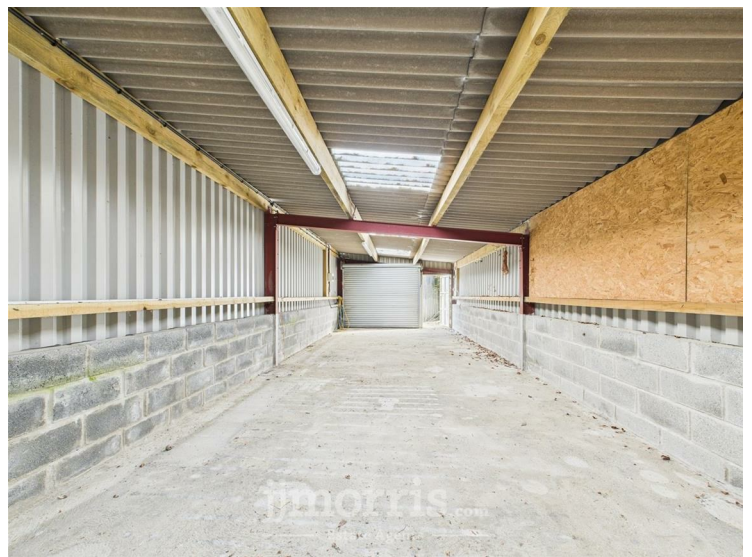
A gated driveway entrance is located on the side and opens onto a large gravelled front driveway, providing ample space for several vehicles. To the front, beyond the driveway, is a lovely large garden which is level and mature with a variety of plants, shrubs and trees, lawns, base for a greenhouse and there is also a good size garden shed. At the rear of the house, there is a further large enclosed "garden" area, which has gated access, another shed and large Outbuilding. Please note, the neighbours farm access is between this area and the house.





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Outbuilding



An extremely useful building with electric and lighting. There is a pedestrian door and vehicular roller door.

Directions

From our office in Narberth proceed out of town along the B4314 passing the Plas Hyfryd hotel and follow the road to the roundabout on the A40. Take the left turning for Haverfordwest and at the next roundabout take the 3rd exit signposted Llawhaden and then immediately take the next left, following this road towards Llawhaden. Before reaching the village, the property is found on the right hand side, as identified by our JjMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private - Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///newlywed.chickens.mats

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 19mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

Vodafone Voice - None & Data - None

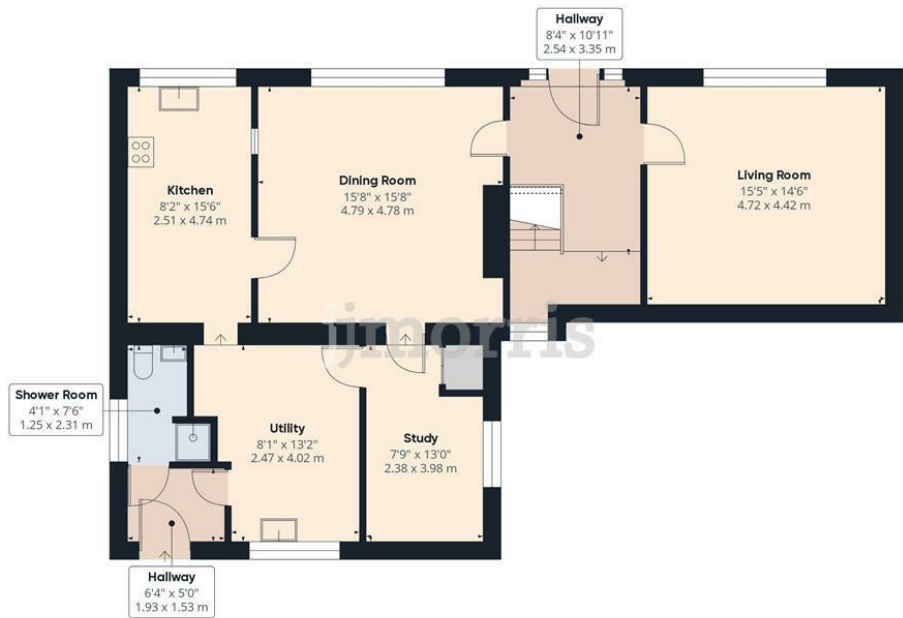
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Floor Plan

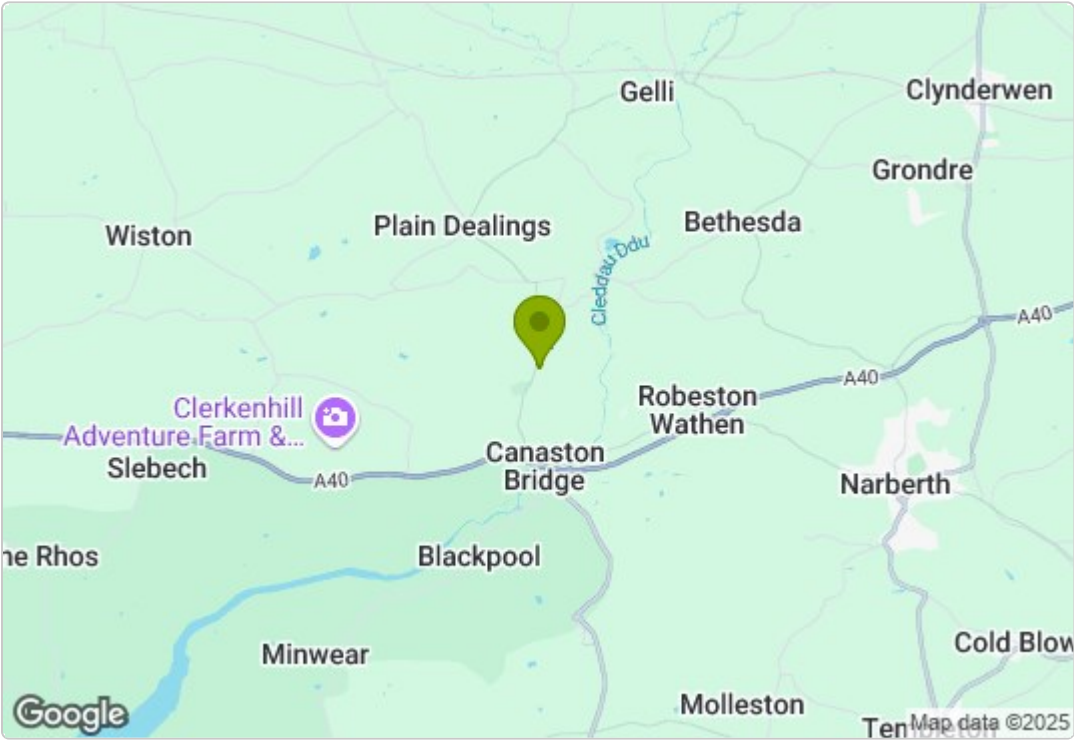


Ground Floor Building 1



Floor 1 Building 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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